

# Memo



**To:** Tom Young; City Planner

**From:** Wm. H. Cohrs, III, PE; Community Development Director *WHE*

**Date:** March 4, 2020

**Re:** TAC review comments on Wynstone Phase II Preliminary Plat

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The Application was filled out and the preliminary plat check list was attached with every item checked off. Unfortunately not everything that was checked off was included from what I have been able to find. We have internally agreed that the 22 copies of the preliminary plat do not need to be submitted. We ask for 2 full size and 3-half size with a digital of the submittal and that is what was provided. Other items found are as follows:

1. The check list requires the preliminary plat be at scale of 1" = 100' minimum or larger. The preliminary plat is at a scale of 1" = 80' which is acceptable. However the topographic map of the subdivision was supplied at a scale of 1" = 120' which is less than the required minimum. This should be revised and resubmitted.
2. The Check List asks for the location and widths of easements of all oil and gas well or dry holes drilled in search of oil or gas as by the records of the Oklahoma Corporation Commission (OCC). I do not see any shown on the plat, when I searched the OCC Oil and Gas well data base I found a total of 4 wells that are/were in the SW Quarter of Section 25 T 18 North, Range 15 East of the Indian base and Meridian. Do any of these impact this Phase of the development? If so they need to be shown.
3. There are some of the lots shown on the plat that are missing bearings and dimensions, specifically the lots at the end of the cul-de-sacs, and the knuckle. Please add these additional bearings and distances.
4. What is the bearing of the North line of blocks 3 and 4? It should be shown on the plat.
5. You have a PI in the North Street near the west end where the Dimension L1 is shown. There will be a PI in the right-of-way as well and the dimension for that distance should also be shown on the appropriate lot.
6. The first street to the north of 108<sup>th</sup> Street has a center line bearing of N88°43'07E and the boundary description for the addition has a bearing of N88°43'19"E. Since these bearings are not the same the street width will not be a full 50.00 feet wide on one end. Based on the drawing it will probably be less not much but still less. Please revise this discrepancy.

7. The plat shows a jog in the extension of 257<sup>th</sup> E Ave. The Coweta Subdivision Regulation states in Chapter 4 Section 4.3.16 that centerline offsets of less than one hundred fifty (150) shall be avoided. This needs to be corrected.
8. Reserve Area B shows the distance of the south line to be 141.54, while the two lots that adjoin this reserve area to the south have a total distance of 135.00 feet, while they appear to line up. Which is correct?
9. There is a note on page 1 pertaining to the Flood Zone. I do not believe this note is applicable to Phase II, The flood Plain is in the Southwest corner of Phase I.

If you have any questions about these comments please let me know and we will discuss.